THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 14030318**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $212,000.00. Affiant Subscribed and sworn to before me, this 28th day of March, 2014. Notary Public My Commission Expires: 8-16-14

LYNDA L. MARVEL
NOTARY PUBLIC
STATE OF TENNESSEE
RUTHERFORD COUNTY

WARRANTY DEED

Address New Owner: Jesse Porter and Rachel Porter 7908 Harpeth View Drive Nashville TN 37221	Send Tax Bills To: SAME AS OWNER	Tax Information: Tax Parcel ID No. 142-13-0-B-169.00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mia Monet Biggers n/k/a Mia Monet Suchovsky and Craig M Suchovsky, Wife and Husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jesse Porter and Rachel Ann Porter, Husband and Wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 169 on the Plan of the Final Plat of First Revision Riverside Phase 3, of record in Plat at Instrument No. 20010404-0032691, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mia Monet Biggers, unmarried and Craig M. Suchovsky, unmarried by Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, of record in Instrument No. 20030829-0125466 Register's Office for Davidson County, Tennessee, dated August 25, 2003 and recorded on August 29, 2003. The said Mia Monet Biggers having since married, and now being known as Mia Monet Suchovsky.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Subject to all matters shown on the Plan of record as Instrument Number 20010404-0032691; All matters shown on the Boundary Plat of record in Book 6900, pages 490, 491 and 492, as revised in Book 6900, page 784; Declaration of Easements and Restrictive Covenants for Riverside, of record in Book 7185, Page 619, amended in Book 7405, page 780, Book 8104, page 211, Book 11063, page 996, Book 8136, page 79, continued in Instrument No. 20091124-0108147 amended in Instrument No. 20040419-0044162 and Instrument No. 20091204-0111306;

Charter of Riverside Homeowners Association in Book 7829, page 703;

Easements in Book 6970, page 275, Book 6970, page 281, Book 6970, page 278, Book 6970, page 285, Book 7103, page 48, Book 6972, page 45, Book 7574,

BILL GARRETT, Davidson County
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Recvd: 04/02/14 13:01 2 pgs
Fees:13.00 Taxes:858.40
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page 645, Book 7489, page 638, Book 7803, page 642 and Book 10482, page 708; Agreement in Book 7400, page 645, Register's Office for Davidson County, Tennessee.

This is improved property located at 7908 Harpeth View Drive Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of March, 2014.

Mia Monet Suchovsky

Craig M Suchovsky

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mia Monet Suchovsky and Craig M Suchovsky, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of March, 2014.

Notary Public

My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
MAY 18, 2014